

Dobson Association Inc. Board of Directors Meeting Minutes for June 20, 2019 (APPROVED AT THE JULY 22, 2019 OPEN MEETING)

Members Present:

President: Ron Ricci

Vice-President: Mike Kassel

Treasurer: Jeff Brosman

Member: Allen Johnson

Member: Joan Long

Member: Sandy Murray

Member: Ben Smith

Member: Gary Smith

Staff Present:

Facilities Manager: Dennis Melgreen

Member Absent:

Secretary: Louis Thiele

Homeowners and Guests Headcount: 34

I. Call to Order

The President called the Board Meeting to order at 7:00 pm, after the Pledge of Allegiance. Roll call was performed and quorum was established. The Board Members reported no conflicts of interest. A Q&A session between Dave Marburger and homeowners was held to provide information regarding the planned Saratoga tennis court refurbishment.

II. Homeowner Comments

Homeowner John Varga, 1356 W Nopal, had questions regarding the Saratoga tennis court, which were answered by Dennis Melgreen and Dave Marburger.

Homeowner Dennis Stewart, 2117 W Madero, expressed his desire to see the boat fee reduced for next year. President Ricci indicated the topic will be on a future agenda before the end of the year.

Homeowner Lori Carrillo, 2232 W Monterrey, described an issue she has with her neighbor and suggested that neighbors should be willing to discuss and resolve issues in a civil manner.

Homeowner Joseph Trickett, 2234 W Jacinto Circle, expressed his concern about a Lake Habitat article in the June Roundup concerning the stocking of large fish in our lakes. He was invited to attend the next scheduled Lake Habitat Meeting to express his specific concerns.

III. President's Report

President Ricci announced that the La Casita Pool will be open from 10am to 6pm on both Independence and Labor Days. He also discussed the formation of a volunteer based resident partnership (separate from the Association) being formed to seek giving volunteer assistance to neighbors. Two homeowners have volunteered to help form the group and two more leaders are being sought to join them. This activity is purely a neighborhood group with no ties to the Association. President Ricci also commented on the large crowd attending the Dobson Dolphins' swim meet on June 15th.

IV. Minutes Approval

Mike Kassel made a motion to approve the 5/16/2019 Board of Directors Meeting Minutes presented in the packet as written. Gary Smith seconded the motion. After some spirited discussion regarding item VIII f) of the minutes, the motion **passed** by a vote of 5 yes, 2 nay (Allen Johnson, Ben Smith) and 1 abstention (Sandy Murray). The 5/20/19 Board of Directors Meeting Minutes were tabled until next month per Ben Smith request.

V. Community Manager's (CM) Report

No report was given since unfortunately our Community Manager was absent due to a family emergency.

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VI. Committee Reports

- a) Budget & Finance (B&F) Committee: Michelle Masters from the B&F Committee gave a recap of the June 17th meeting, including approval of the financials. She also made three recommended motions from the committee that were to be made later in the meeting by the Treasurer, Jeff Brosman, reported on a few key aspects of the May financials (attached to these minutes).
- b) Master Planning Committee: Ron Ricci reported on the 6/7/19 meeting (see attached Draft MPC Minutes).
- c) Architectural Committee: Ron Ricci reported on behalf of Louis Thiel that 51 homes sold in May.
- d) Marketing Committee: No meeting since last Board meeting.
- e) Water Conservation Management (WCM) Committee: Liaison Gary Smith reported that the committee decided to stock the lakes with minnows instead of bass fish last month for better lake health. He also reported that the committee would not meet again until September.
- f) Lake Habitat Committee: Gary Smith reported that the habitat improvements planned for Lake 8 with aeration equipment and fish stocking was in process. He also reported that the lakes were recently stocked with sunfish as a protective measure to prevent mussels from invading the lakes. Gary also mentioned that the committee is working on plans for a small fishery to encourage more youth participation with lake fishing.
- g) Ad Hoc Policy Committee: Jeff Brosman reported that the committee made no changes to the revised Memorial Section of the Policy Document as drafted and recommended by the Community Manager. The proposed revision has been submitted to the Board for approval.
- h) Recreation Committee: No meeting this month,

VII. Unfinished Business

- a) Saratoga Tennis Court Refurbishment: Motion by Ben Smith and seconded by Mike Kassel per the B&F Committee recommendation to approve the Saratoga post-tension court refurbishment by Marburger Inc. (including re-installation of the Fob system) as a Reserve funded project at a not to exceed cost of \$105,000. After Board and homeowner comments, the motion **passed unanimously**.
- b) Laguna Park Playground Equipment: Motion by Jeff Brosman and seconded by Joan Long to approve, as recommended by the B&F Committee, an NTE cost of \$22,000 from Sun State as a Reserve Fund expenditure for procuring and installing the playground equipment specified in the board packet with the stipulation that the existing wave play equipment remains in use. After some discussion, the motion **passed unanimously**.

VIII. New Business

- a) Financial Recommendations: 1) Motion by Jeff Brosman and seconded by Sandy Murray, as unanimously recommended by the B&F Committee, to transfer up to \$450,000 to the Reserve Fund from Operations Retained Earnings. After some discussion, the motion **passed** by a vote of 7 yes, 1 nay (Ben Smith). 2) Motion by Jeff Brosman and seconded by Joan Long, as unanimously recommended by the B&F Committee, to establish the Association's total investment ceiling with Schwab at \$4,250,000. After some discussion, the motion **passed unanimously** with 1 abstention (Ben Smith).
- b) Memorial Brick for Retired Memorial Plaque: Motion by Jeff Brosman and seconded by Gary Smith that the Association will install a memorial brick at Sunset Plaza upon family request at no cost as a replacement for a damaged or removed memorial plaque that had been installed prior to 6/20/2019. After some discussion, the motion **passed unanimously**.
- c) Memorial Section Update to the Association Policy Document: Item tabled for a future meeting.
- d) Sunset Plaza Rental: Item tabled for a future meeting.

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- e) DRAC Charter Update: Item tabled for a future meeting.
- f) Saratoga & La Casita Parking Lot Seal Coating: Motion by Jeff Brosman and seconded by Sandy Murray, as unanimously recommended by the B&F Committee, to approve as a Reserve Item at a not to exceed cost of \$8,000 the seal coating of the Saratoga parking lot (\$3,500) and the La Casita parking lot (4,500). After minimal discussion, the motion **passed unanimously**.
- g) Video Recording of Open Sessions: Item tabled for a future meeting.

IX. Discussion

Due to time constraints, no discussion items were addressed.

X. Adjournment

With no further discussion being desired due to time constraints, the President asked for a motion to adjourn from the attending homeowners. Joshua Hadley made the motion to adjourn. Michael Fee seconded the motion. The motion **passed unanimously**. Meeting was adjourned at 9:05 pm.